# **BUILDING PERMIT INSTRUCTIONS**

#### 780 CMR CHAPTER 1, 105.1 APPLICATION FOR PERMIT

"It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure, or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or the installation of which is regulated by 780 CMR without first filing a written application with the building official and obtaining the required permit therefore."

- See entirety of CMR 780 8<sup>th</sup> edition Section 105.1 amended.

Construction/remodeling projects are <u>not</u> complete until all inspections have been performed and the original permit field card is returned to the Avon Building Department. For further information on required inspections see the Mass. Building Code 780 CMR Chapter 1, Section 110 and Chapter 51, Section R109. More details are available online at <a href="www.mass.gov/DPS/BBRS">www.mass.gov/DPS/BBRS</a> or contact the Avon Building Department at 508-588-0414 or rborden@avonmass.org.

#### CLASSIFICATION OF BUILDING PERMITS

- 1. Industrial, Business and Commercial
- 2. Residential (1 & 2 Family)- New Construction, alterations, additions, etc.
- 3. Other Alternative energy, demolition, fences, storage buildings, decks, patios, temporary structure, mechanical permits (sheet metal.)

All Building Permits issued by an approved dimensional variance will require a "foundation as-built" plan before proceeding

## REQUIREMENTS - INDUSTRIAL, BUSINESS AND COMMERCIAL

- 1. Application and all required documents to be filled out COMPLETELY.
- 2. Investigation, evaluation submittal and control construction documents as required by 780 CMR 8<sup>th</sup> Edition and the IEBC must accompany the application.
- 3. Affidavit of licensed engineer/architect must accompany application. All plans must be certified to be in compliance with 780 CMR 8<sup>th</sup> Edition.
- 4. Plans and application to be submitted to and endorsed by various Town Boards and departments as required by the Building Inspector.

  Note: Various Boards will have their own filing requirements and procedures.

  Please contact them directly for further information or some information may be available online at <a href="https://www.avonmass.org">www.avonmass.org</a>.
- 5. All structures exceeding 35,000 cubic feet require construction control documents. See <a href="https://www.mass.gov/dps/construction control documents">www.mass.gov/dps/construction control documents</a>.
- 6. All fire alarm and fire protection equipment and systems require permits and Fire Department review.
- 7. DIG SAFE number. (for dig safe info www.digsafe.com).
- 8. Design professional review as required by the International Existing Building Code (IEBC) formerly 780 CMR Chapter 34.
- 9. All Energy Conservation documents as required by 780 CMR and IECC Amended International Energy Conservation Code and/or ASHRAE handbook are required with application. (available at <a href="https://www.energycodes.gov">www.energycodes.gov</a>)
- 10. Non-refundable Application Fee of \$125 must be paid in <u>FULL</u> with application; permit fee to be determined from attached schedule.
- 11. As "Bonding" agents, the Board of Selectmen may be the last to sign or endorse the application.
- 12. Complete application with required endorsements. Three (3) original stamped paper copies and two (2) PDF discs, original drawings NOT scanned copies of building and site plans and original stamped and signed certificates, affidavits,

energy conservation, and waste removal documents. These must be filed with the Inspector of Buildings for approval and issuance of a permit.

13. Certification that all taxes, bills and fees due the Town of Avon are paid in full.

## RESIDENTIAL PERMITS - NEW, ALTERATIONS AND ADDITIONS

1. Application and accompanying documents filled out COMPLETELY.

- 2. All plans must be certified by designer to be in compliance with 780 CMR 8<sup>th</sup> edition. See later on this site for essay and sample of Building Plans.
- 3. Endorsements of other Boards may be required by Building Inspector.
- 4. Energy code calculations (See <a href="www.enerycode.gov">www.enerycode.gov</a>), 780 CMR Amended, and International Energy Conservation Code (IECC)
- 5. Photocopies of Construction Supervisor's License (CSL) and Home Improvement Contractor's registration (HIC).
- 6. Three (3) copies of site and building plans.
- 7. Certified Plot Plan (2 copies) for all additions and new construction.
- 8. Certification that all taxes, bills and fees due the Town of Avon are paid in full.
- 9. DIG SAFE number
- 10. Non Refundable application fee of \$50 must be paid in full with application, permit fee to be determined from attached schedule.

#### **OTHER PERMITS**

- 1. Plot Plan two (2) copies for all pools, sheds, fences, decks and patios.
- 2. Floor plan for layout/placement of any alternative energy source.
- 3. U.L. certificates and manufacturer's installation instructions for heating appliances.
- 4. Roofing, siding, doors & windows without structural changes do not require plans.
- 5. All Mechanical Permits require:
  - A. All sheet metal permits require a separate & distinct application form and permit card.
  - B. Energy Code Compliance documents (www.energycodes.gov)
  - C. Appliance Efficiency Rating.
- 6. All fire alarm and sprinkler work except normal maintenance and testing requires a building permit.
- 7. Copies of all professional and/or trade licenses required by the state of Massachusetts.

#### **DEMOLITION PERMITS**

- 1. All requirements of 780 CMR 33 must be fulfilled.
- 2. Certification of disconnect for the following: Gas, Electric, Water, Cable, and/or Telephone from the appropriate utility.
- 3. Certification that the structure is free of asbestos from a licensed remover.
- 4. Certification from a licensed exterminator that the structure is free of all rodents.
- 5. DIG SAFE number.
- 6. Full completed permit application.
- 7. Certification that all taxes, bills and fees due the Town of Avon are paid in full.

#### **OCCUPANCY PERMITS**

#### Department sign off sheet must be completed before request.

Temporary Occupancy Permits may be issued for limited periods. Failure to complete all requirements for the permanent Occupancy Permit will incur fines of up to \$100.00 per day per violation.

#### INDUSTRIAL, BUSINESS AND COMMERCIAL

- 1. One paper copy and 2 PDF discs, original drawings NOT scanned copies, of asbuilt plans for building or structure.
- 2. Architect or engineer affidavit of compliance, construction type and capacity of structure.
- 3. All final signatures on building permit card (plumbing, gas, electric, fire department).
- 4. Final grading of topsoil and seeded lawn with erosion preventative must be completed.
- 5. Letter of Compliance from Conservation Commission.
- 6. Certification of compliance from Board of Health for wastewater disposal/treatment and water supply if not on Town water.
- 7. Payment in full of all taxes, bills and fees to the Town of Avon.
- 8. Address (numbers) must be applied to the structure and be clearly visible from the street.

#### RESIDENTIAL

- 1. As-built site plan confirming location of structure on lot.
- 2. Certification of compliance of wastewater disposal/treatment from Board of Health.
- 3. Approval of water supply if not on Town water.
- 4. Letter of compliance (if required) from Conservation Commission.
- 5. All final signatures on the Building Permit card (plumbing, gas, electric and fire department).
- 6. Payment in full of all taxes, bills and fees to the Town of Avon.
- 7. Copy of smoke & CO detector certificate.
- 8. Final grading of topsoil and seeded lawn with erosion preventative must be completed.
- 9. Address (numbers) must be applied to the structure and be clearly visible from the street.

#### **IMPORTANT**

- 1. All siding permits (wood, vinyl, metal, etc.) application <u>must</u> be accompanied by an electrical permit to remove and replace the electric service.
- 2. All permits which involve <u>any</u> excavation require a Dig Safe number (1-888 "Dig-Safe"/ 1-888- 344-7233) and may require a "trench" permit issued by the Avon Fire Dept applications available at <u>www.avonmass.org</u>.

#### **BUILDING PERMIT FEES EFFECTIVE JANUARY 1, 2014**

All fees must be paid in full before issuance of any permit, certificate, report or re-inspection.

#### Non-refundable Application Fee - must be paid in full with application

(Applicable only to permits requiring plan review under Mass Bldg Code 780CMR and/or Town of Avon zoning by laws)

1 & 2 Family Residential \$50.00

Commercial \$125.00

#### INDUSTRIAL/COMMERCIAL /BUSINESS

**New Construction & Alterations** 

Roofing and Repairs

\$12.50/per thousand; minimum fee \$125.00

\$12.50/per thousand; minimum fee \$125.00 Sians Plus \$3.00 / square foot of signage

\$75.00 minimum per inspection/unit or address Required periodic inspections See Use Group Classification Fee Schedule

for inspection and fees

Minimum \$35.00, See schedule on Mechanical Sheet Metal and Mechanical Permit

Permit Application

RESIDENTIAL (1 & 2 FAMILY)

\$75.00 sq. ft. x \$10.00/1000. New construction, Additions

\$50.00 minimum & Alterations

\$35.00 sq. ft x \$10.00/1000. Garages

\$10.00/1000 Alterations/Remodeling \$50.00 minimum

All Pools \$10.00/1000. \$50.00 minimum

\$10.00/1000. \$50.00 minimum Sheds, Fences, Retaining Walls

Minimum \$35.00, See schedule on Mechanical Sheet Metal and Mechanical Permits

Permit Application

**DEMOLITION PERMITS** 

\$12.50/1000 estimated Commercial, Business, Industrial Minimum \$125.00

\$10.00/1000. estimated Residential including

\$35.00

Minimum \$50.00 Sheds, detached garages, etc.

OCCUPANCY PERMITS

REPLACEMENT OF BUILDING CARD

\$75.00/Unit Industrial, Commercial, Business \$50.00/Unit Residential - 1 & 2 Family

ALL PERMIT FEES WILL BE DOUBLED FOR WORK STARTED WITHOUT PERMITS BEING ISSUED AND PAID FOR IN FULL.

\$25.00

REINSPECTION FEE

\* All estimated costs are to include all site structure, electrical, plumbing, HVAC, etc.

#### ROBERT C. BORDEN, BUILDING INSPECTOR

I HAVE READ AND	UNDERSTAND	THE DIRE	CTIONS
ATTACHED.			

NAME				
	 	 	•	
		,		
DATE	 	 		



# APPLICATION FOR BUILDING PERMIT

TOWN OF AVON

Date	•	
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# To the INSPECTOR OF BUILDINGS:

ne un	dersigned hereby appli	es for a permit	to: Build	_ Make A	lterations	_Demolish	Other
1.	Address at site:						
2.	Name and Address of	Owner:		·····	in	Open the second	· ·
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3.	Name and Address of						
				Telephone	**		
4.	Construction Supervis						
	Type of Construction						
			Studs &				
•	·		: Concrete				
	•		Dimensions:				
		Energy Com	pliance:	Score	Reso	heck	Comcheck
6.	Number of Stories:		AND THE PROPERTY OF THE PROPER	•	•		
	How is the building of	,		Busine	ss Inc	fustrialOt	her
**	If Residential, number						
R	Lot Size:		))))))))	Frontag	e:	2000	
8754	Set Backs: Front						
G	Describe Proposed V						
7.	Describe Hopesed V	· · · · · · · · · · · · · · · · · · ·					
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11	). Plans submitted:	Vac	No Plot Pla	m· V	es No	current & seconded Ma	assachuseus State Building Code
	Prans subfineed.     Estimated Value of					ł	
							<u>.</u>
12	2. Signature of Owner	r or Aumonzeu	. Representative		es		int Name
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Ànn	oved By:	Date:				Fee:	
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	lation:Final:	•			ugh:		•
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#### How to calculate the "estimated value of work" Line 11 of the Building Permit Application

Site Work:

Excavation

Septic Installation

Back fill & rough grade

Finish grade, loam & seed

Plantings

Sidewalks & Driveways

Concrete & Masonry:

Footings & foundation

Concrete slabs

Masonry fireplaces & chimneys

Frame:

Walls, interior & exterior

Floors

Ceilings

Roofs, including shingles, etc

Misc.

Include such things as:

Tree cutting & stump removal

All communication wiring

(removal of excavated materials: boulders, trash, excess earth, etc.)

Special site work, drainage, retention, detention areas, wetland replacement

Hay bales, silt fence, fences, et al.

Submit this completed worksheet with all building permit applications.

Item	Estimated Costs: (Labor and Materials)	ere
I. Building	\$	
2. Electrical	\$	
3. Plumbing	\$	
4. Mechanical (HVAC)	\$	*
5. Mechanical (Fire Suppression)	S	***************************************
6. Total Project Cost:	\$	

Exterior:

Siding & trim

Interior:

Doors

Moldings & trim Stairs & railings

Floor & coverings

Paint & stain

Kitchen - cabinets, counters,

appliances

Plumbing & Gas:

All Fixtures

All Piping

Electrical:

All line voltage wiring

All fixtures

All low voltage wiring

All fixtures

All communication wiring

All the above figures must include labor and materials.

For homeowners doing their own work to calculate the labor it should be at a rate of \$20.00 per hour.

#### TOWN OF AVON

#### IX HOMEOWNER LICENSE EXEMPTION

Supplement # 1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less to allow such homeowners to engage an individual for hire who does not possess license, provided that the owner acts as a supervisor. (State Building Code Section 109 1.1)

**DEFINITION OF HOMEOWNER** 

Person(s) who own a parcel of land on which he/she reside, on which there is, or is intended to be a one or two family dwelling attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "Homeowner" shall submit to the Building Official that he/she shall be responsible for all such work performed under the building permit. (Section 109 1.1)

The undersigned homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the Town of Avon's Building Department minimum inspections procedures and requirements

proce	dures and requirement	5	
HOM	IEOWNERS SIGNAT	URE:	•
X	CONSTRUCTION	DEBRIS DISPOSAL	
In an	lement # 2 cordance with provision perty licensed solid was	s of Massachusetts General Law C40, S54 debris resulting te disposal facility as defined by Massachusetts General I	g from this work shall be disposed of in Law C11, S150A
The	debris will be disposed o	of in:	
<del></del>	*	(Location of Facility)	
Signa	ture of Permit Applicant	Date	4
ΧI	HOME IMPROVE	MENT CONTRACTOR LAW AFFIDAVIT	
Supp MGL remo	plement #3 _C.142A requires that the oval, demolition or consistent than four dwelling unit	ne "reconstruction, alteration, renovation, repair moderniza truction of an addition to any pre-existing owner-occupied s or two structures which are adjacent to such residence occupions along with other requirements.	building containing at least one but not
Туре	e of Work:	Est. Co	st
Add	ress of Work:		
Owr	ners Name:	Date of Permit Applica	ation:
I her	reby certify that Registra	ation is not required for the following reason(s)	
	_Work excluded by law	Job under \$1,000 Building not owner-occu	ipied Owner obtaining own permit
Oth	er (specify)		
OW HOI UNI Sign	ME IMPROVEMENT W DER MGL C.142A n under penalties of per	EIR OWN PERMIT OR EMPLOYING UNREGISTERED C ORK DO NOT HAVE ACCESS TO THE ARBITRATION P	ONTRACTORS FOR APPLICABLE ROGRAM OF GUARANTY FUND
Dat OR Not	•	Contractor Signature notice. I hereby apply for a permit as owner of the above p	Registration No.
Dat	e	Owner Signature	

# The Commonwealth of Massachusetts Department of Industrial Accidents 1 Congress Street, Suite 100 Boston, MA 02114-2017

www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information	12 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Płease Print Legibly
Name (Business/Organization/Individual):		
Address:		
City/State/Zip:	Phone #:	T personal distribution of the second
Are you an employer? Check the appropriate box:  1. I am a employer with	p. insurance required.] †  all work on my property. I will a insurance or are sole  s listed on the attached sheet.  mp. insurance.†  the of exemption per MGL c.  insurance required.]  we showing their workers' compensati	our mater employed a decay allegand because and exerci-
Contractors that check this box must attached an additional sheet shaployees. If the sub-contractors have supplyees, they must provide ann an employer that is providing workers' compensation.	towing the name of the sub-contractor te their workers' comp, policy number taken insurance for my employed.	S are size withing to the most energy wave
Insurance Company Name:	•	piration Date:
Job Site Address:  Attach a copy of the workers' compensation policy	City declaration page (showing t	be policy number and expiration date).
Failure to secure coverage as required under MGL c. and/or one-year imprisonment, as well as civil penaltiday against the violator. A copy of this statement may coverage verification.	es in the form of a STOP WOI be forwarded to the Office of	Investigations of the DIA for insurance
I do hereby certify under the pains and penalties of p	verjury that the information p	rovided above is true and correct.
Signature:	Dat	
Phone #:		
Official use only. Do not write in this area, to be	compl <b>eted</b> by city or town offi	icial.
City or Town:	Permit/License #	
Issuing Authority (circle one):  1. Board of Health 2. Building Department 3. ( 6. Other	4	
Contact Persons	Phone #:	

# **Information and Instructions**

Massachusetts General Laws chapter 152 requires all employers to provide workers' compensation for their employees. Pursuant to this statute, an *employee* is defined as "...every person in the service of another under any contract of hire, express or implied, oral or written."

An employer is defined as "an individual, partnership, association, corporation or other legal entity, or any two or more of the foregoing engaged in a joint enterprise, and including the legal representatives of a deceased employer, or the receiver or trustee of an individual, partnership, association or other legal entity, employing employees. However the owner of a dwelling house having not more than three apartments and who resides therein, or the occupant of the dwelling house of another who employs persons to do maintenance, construction or repair work on such dwelling house or on the grounds or building appurtenant thereto shall not because of such employment be deemed to be an employer."

MGL chapter 152, §25C(6) also states that "every state or local licensing agency shall withhold the issuance or renewal of a license or permit to operate a business or to construct buildings in the commonwealth for any applicant who has not produced acceptable evidence of compliance with the insurance coverage required."

Additionally, MGL chapter 152, §25C(7) states "Neither the commonwealth nor any of its political subdivisions shall enter into any contract for the performance of public work until acceptable evidence of compliance with the insurance requirements of this chapter have been presented to the contracting authority."

#### Applicants

Please fill out the workers' compensation affidavit completely, by checking the boxes that apply to your situation and, if necessary, supply sub-contractor(s) name(s), address(es) and phone number(s) along with their certificate(s) of insurance. Limited Liability Companies (LLC) or Limited Liability Partnerships (LLP) with no employees other than the members or partners, are not required to carry workers' compensation insurance. If an LLC or LLP does have employees, a policy is required. Be advised that this affidavit may be submitted to the Department of Industrial Accidents for confirmation of insurance coverage. Also be sure to sign and date the affidavit. The affidavit should be returned to the city or town that the application for the permit or license is being requested, not the Department of Industrial Accidents. Should you have any questions regarding the law or if you are required to obtain a workers' compensation policy, please call the Department at the number listed below. Self-insured companies should enter their self-insurance license number on the appropriate line.

#### City or Town Officials

Please be sure that the affidavit is complete and printed legibly. The Department has provided a space at the bottom of the affidavit for you to fill out in the event the Office of Investigations has to contact you regarding the applicant. Please be sure to fill in the permit/license number which will be used as a reference number. In addition, an applicant that must submit multiple permit/license applications in any given year, need only submit one affidavit indicating current policy information (if necessary) and under "Job Site Address" the applicant should write "all locations in \_\_\_\_\_\_(city or town)." A copy of the affidavit that has been officially stamped or marked by the city or town may be provided to the applicant as proof that a valid affidavit is on file for future permits or licenses. A new affidavit must be filled out each year. Where a home owner or citizen is obtaining a license or permit not related to any business or commercial venture (i.e. a dog license or permit to burn leaves etc.) said person is NOT required to complete this affidavit.

The Department's address, telephone and fax number:

The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017

Tel. # 617-727-4900 ext. 7406 or 1-877-MASSAFE Fax # 617-727-7749 www.mass.gov/dia